147.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,800 /	770,800
					USE VALUE:	770,800 /	770,800
					ASSESSED:	770,800 /	770,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMIESON GORDON A JR
Owner 2:	
Owner 3:	
Street 1:	163 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON & JOHNSON CONSTRUCTION -
Owner 2:	-
Street 1:	109 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,037 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1625 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6037.000	289,900		480,900	770,800
Total Card	0.139	289,900		480,900	770,800
Total Parcel	0.139	289,900		480,900	770,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.34 | /Parcel: 474.3

Legal Description

User Acct 96915

GIS Ref

GIS Ref

Insp Date 05/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,900	0	6,037.	480,900	874,800	874,800	Year End Roll	12/18/2019
2019	101	FV	299,100	0	6,037.	450,800	749,900	749,900	Year End Roll	1/3/2019
2018	101	FV	299,100	0	6,037.	372,700	671,800	671,800	Year End Roll	12/20/2017
2017	101	FV	299,100	0	6,037.	342,600	641,700	641,700	Year End Roll	1/3/2017
2016	101	FV	299,100	0	6,037.	312,600	611,700	611,700	Year End	1/4/2016
2015	101	FV	287,300	0	6,037.	306,600	593,900	593,900	Year End Roll	12/11/2014
2014	101	FV	287,300	0	6,037.	284,900	572,200	572,200	Year End Roll	12/16/2013
2013	101	FV	287,300	0	6,037.	271,100	558,400	558,400		12/13/2012

!11521!

PRINT

Date	Time
12/11/20	01:41:05

LAST REV

Date	Time
07/30/20	10:47:23

mmcmakin

11521

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON & JOHNS	35219-601		4/5/2002		516,500	No	No		
STARBLE MARY L	33533-190		8/25/2001		611,550	No	No		
	19076-363		5/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2001	690	Addition	60,000	C				MOVE HOUSE-ADD 13X
7/24/1996	339	Porch	2,000					REBUILD PORCH
3/29/1994	81	Alterati	7,000					REMODEL BEDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2020	OWNR INFO	PT	Paul T
5/7/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	345	PATRIOT
11/25/2008	Meas/Inspect	189	PATRIOT
7/8/2002	MLS	MM	Mary M
2/13/2002	Permit Visit	PM	Peter M
12/9/1999	Mailer Sent		
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6037		Sq. Ft.	Site		0	80.	1.00	9									480,888						480,900	

Total AC/HA: 0.13859 | Total SF/SM: 6037 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,888 | Spl Credit | Total: 480,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29615378
Const Adj.:	0.99989998
Adj $ / SQ:	162.003
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393897
Depreciation:	103989
Depreciated Total:	289908

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

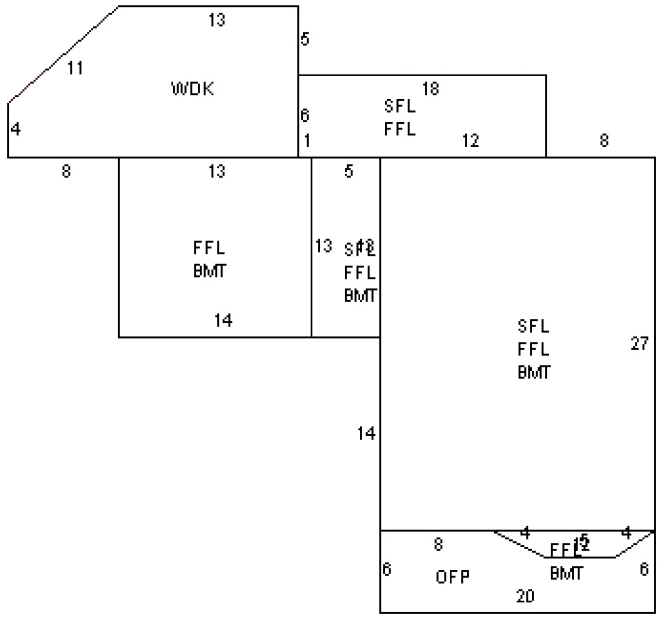
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.00
Special Features:	0	Val/Su Net:	106.00
Final Total:	289900	Val/Su SzAd	178.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	162.000	147,747
BMT	Basement	804	48.600	39,075
SFL	Second Floor	713	162.000	115,508
WDK	Deck	203	10.930	2,218
OFP	Open Porch	103	32.520	3,349

Net Sketched Area:	2,735	Total:	307,897
Size Ad	1625	Gross Are	2735	FinArea	1625
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

147.0-0008-0005.0

IMAGE

AssessPro Patriot Properties, Inc